



Presented by:
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Active **207 3176 GLADWIN ROAD** Residential Attached
R2463373 Abbotsford **\$329,500 (LP)**
 Board: F Central Abbotsford (SP)
 Apartment/Condo V2T 6R7



Sold Date: Frontage (feet): Original Price: **\$329,500**
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **2** Age: **25**
 Lot Area (sq.ft.): Bathrooms: **2** Zoning: **RM**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,779.77**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$351.35** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-134-431**
 Mgmt. Co's Name: **Associa BC** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-591-6060**
 View: **:**
 Complex / Subdiv: **Regency Park**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Vinyl			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 63
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: Yes: Shelving in Living room and office	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Vinyl/Linoleum	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 114, PLAN LMS1495, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**
 Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Storage**

Site Influences: **Central Location, Gated Complex, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 12'6			x			x
Main	Dining Room	8' x 12'			x			x
Main	Kitchen	10'6 x 11'			x			x
Main	Nook	6' x 5'			x			x
Main	Master Bedroom	14'6 x 11'			x			x
Main	Bedroom	13'6 x 9'			x			x
Main	Storage	6' x 11'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,170	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,170 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,170 sq. ft.				7			No	
				8			No	

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

Welcome to Regency Park! This 19+ complex is next to Central Park Village w/ conveniences such as the Trading Post Eatery, Sushi Nara, Pharmasave, Afterthoughts Desserts/Coffee, Spinco fitness and medical+dental offices. Also within walking distance to Superstore & transit! The complex amenities incl a gym, pool, hot tub, workshop, guest suites and large meeting room w/ kitchen, dining area and fireplace lounge. This 1165 sqft home is on the quiet side of the building and features 2 bedrooms, 2 bathrooms, a large in-suite storage and space for an office. New 1yo Samsung W/D included! Balcony faces east, backs on to the green space of Horn Creek Park. The living room has a gas fireplace. Gas and hot water included in the strata fee. Owners only and pets allowed with restrictions.